

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of November 23, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Minor Use Permits

1. Banuelos Second Dwelling Unit, ZAP 04-012, Valley Center Community Planning Area, General Plan Designation (17) Estate Residential, A70 Single-Family Residential (Wright)

This is a request for a Minor Use Permit to allow a second dwelling unit that contains a living area greater than 30% of the existing primary dwelling unit, but not exceeding 50% of the living area of the existing residence or 1,200 square feet, whichever is less. The second dwelling unit will be a 1,200 square foot, one-story, three-bedroom residence with a 473 square foot attached garage. Architectural style and finish materials including roof shingles and paint color will match the existing residence. The proposed second dwelling unit would be located at the northeastern end of the parcel and have access from a proposed driveway connecting to an existing road easement (Cole Grade Road). The project site is a 4.81-acre parcel with an existing 3,288 square foot single-family residence. The parcel is zoned A70 – Single-Family Residential, which permits the development of a second dwelling unit subject to a Minor Use Permit, pursuant to Section 6156(x) of the Zoning Ordinance. The parcel is designated (17) Estate Residential under the General Plan. The project is located at 32140 Cole Grade Road in Valley Center.

2. Cingular Wireless, ZAP 02-078, San Dieguito Community Planning Area, RR Rural Residential Use Regulation (Murphy)

This is a request for a Minor Use Permit for a wireless communication facility in accordance with Sections 1355, 2184, and 7350 et seq. of the Zoning Ordinance. The proposal consists of a faux palm tree (Monopalm) of 41 feet in height and associated equipment cabinets. The applicant proposes to plant 2 live Mexican Fan palms of 25 feet in height and a row of 5 gallon Coast Myoporum that will screen the Cingular equipment area. The applicant is requesting an exception to the height limit for the Monopalm, from 35 feet to 41 feet, pursuant to Section 4622.b of the Zoning Ordinance. The use is classified as a Minor Impact Facility pursuant to Section 1355 of the Zoning Ordinance and a Minor Use Permit is required pursuant to Section 2184.b of the Zoning Ordinance. The General Plan

designates this site as (17) Estate Residential in the Estate Development Area, the Use Regulation is RR Rural Residential, and the site is located at 17576 Via del Bravo, Rancho Santa Fe in the San Dieguito Community Plan Area.

“THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO’S WEBSITE AT “WWW.CO.SAN-DIEGO.CA.US”. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT “WWW.SDCDPLU.ORG.””